

Planning Board Meeting February 22, 2021 Minutes

Attendees: Chairman Brian W. Murray, Members: Daniel Kowalik, Mary Jane Shonn, Gregg Brown, Todd Glassman; & Alison Koopman, and Code Enforcement Officer Mike Borth.

The Planning Board met in Work Session with CEO Mike Borth to discuss the Appearances for tonight's meeting.

The **Regular Planning Board Meeting** was called to order at 6:10 pm by Chairman Murray

Pledge to the Flag: Led by Brian Murray

Chairman Murray welcomed everyone to the meeting and proceeded with the Agenda.

Approval of the January 25, 2021 Planning Board minutes:

Motion by Dan Kowalik 2nd by Greg Brown – Approved

The first appearance of the evening was Joseph Sheehan, 6 Crescent Drive in regards to a "Height Variance" for the Construction of a New Pole Barn. Dan Kowalik had his laptop and was able to show the land parcel view on a large screen with Joseph and CEO Mike Borth giving the Board the explanation of the Proposed Barn and location on the property. The Board held a discussion and then proceeded with a Resolution to send the Height Variance on to the ZBA with the Planning Boards approval. Motion by Greg Brown and 2nd by Todd Glassman – Approved.

The next appearance of the evening was Julie and Mark Conschafter from 6485 Hake Road, requesting a use variance for their property to house (2) two horses on their property. A previous letter has been sent to the board (Attached) requesting this variance or special use permit, due to the fact of the property owners getting the wrong information from the Town in regards to having horses on Hake Road. After a very lengthy discussion of the Board, a motion as follows was put on the table for discussion: Motion that the Planning Board had reviewed the Use Variance and that the request be recommended to send to the ZBA, to allow for further gathering of information for the ZBA's decision. Motion by Mary Jane Shonn and seconded by Greg Brown. The motion was passed (3) three in favor and (2) two opposed. There was continued discussion as to why Board members were opposed. Chairman Murray spoke to the fact that the Planning Boards responsibility in use variances was to make recommendation to the ZBA either positive or negative, and that reasons for pros and con's being included. Village Attorney Andy Borden spoke briefly to the matter and stated he would get further information. A decision was made to rescind the motion and to table this until next meeting. Motion by Mary Jane and seconded by Dan Kowalik – approved Chairman Murray and Attorney Andy Borden would get more information for that meeting.

The next appearance was Donald Lavacot, 199 East Avenue in regards to their proposed Self-storage Units Site Plan review. Again, Dan gave us a view of this property as well as the flood

plain maps etc. The Board and CEO Mike Borth had a lengthy discussion with Don about the site plan. Recommendations were as follows:

1. DEC and Engineering Study of the property in regards to the flood plain.
2. Variance required for the side yard set back and whatever DEC recommended.
3. Mike Borth to speak with the ZBA, to see if they would entertain the Variance request without the DEC study. Planning Board stated they wanted to see an updated site plan along with the DEC and Engineering study. Plan to show better drive through access, as well as site elevations, requested by DEC.

Don stated they would work with Mike and be back with further site plans and our recommendations.

Village Attorney stopped back down and stated that we would have a discussion with Wade Beltramo from NYCOM about Variance procedures.

Meeting adjourned at 7:15 PM Motion by Dan Kowalik 2nd by Gregg Brown - Approved

Next meeting: March 15, 2021 starting at 5:30 pm proposed agenda:

5:30 pm to 6:30 pm – Trustee Forrestel and Attorney Borden to meet with the Board on the Tree Policy/Law.

6:30 pm Item # 1: Appearances to start Mike Borth

Time Permitting

Item # 3:	Airbnb Codes Update	Mike Borth & Brian Murray
Item # 4:	Permitting Process checklist/flowchart	Dan Kowalik & Mike Borth
Item # 5:	Cornerstone Subdivision	Mike Borth
Item # 6:	Senior Housing	

Respectfully submitted

Brian W. Murray
Planning Board Chairman